



TOWN OF NEW WINDSOR

ZONING BOARD OF APPEALS

Regular Session

Date: JULY 9, 2012

AGENDA

7:30 p.m. – Roll Call

Motion to accept minutes of meetings as written.

PRELIMINARY MEETINGS:

1. **MOHAMED ELABBADI (12-23)**- Proposed attached 16' x 24' deck will not meet the minimum rear yard set-back of 50'. A variance of 35' is requested at 1 Stonecrest Drive, a corner lot in an R-4 Zone. (19-4-12)
2. **SAXTON SIGN CORP FOR FIRST NIAGARA BANK (12-24)** - The proposed First Niagara Bank walls signs will exceed the maximum number of wall signs by two addition signs. The property will have a total of three wall signs on the building. Located at 115 Temple Hill Road in a C Zone. (69-1-6)
3. **HAPPY INTERNET CAFÉ (12-15)** – An existing wall sign exceeds the maximum length of 10'. The existing sign is 2' x 12'. A variance of 2' is required at 287 Windsor Highway, Suite 400 in a C Zone. (35-1-52)
4. **ERIC MASON (12-25)** – An interpretation for a single family dwelling with two kitchens or a Two-family dwelling located at 67 Bethlehem Road in an R-1 Zone. (57-1-26)

PUBLIC HEARINGS:

5. **HUDSON VALLEY SPCA (12-21)** – Proposed three lot subdivision and site plan. Lot # 1 does not meet minimum lot width, side yard set back, and total side yard set-backs. Lots # 2 & # 3 do meet the code bulk requirements located at 940 Little Britain Road, Route 207, in an NC Zone. (3-1-27.22)
6. **DANA TRIPODO-ANNACOME (12-22)** – A Variance for a proposed addition 26' x 24' will not meet the minimum side yard set-back of 20'. A variance of 11' is requested at 116 Cedar Avenue in an R-4 Zone. (18-3-14)

TABLED FROM LAST MEETING:

7. **SANDRA BRUCE (SHEVIBE) (12-17)** — An interpretation and or Use variance is required for an existing adult bookstore located at 401 Windsor Highway in a C Zone. (65-2-24)

(NEXT MEETING JULY 23, 2012)